

141.0

0007

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

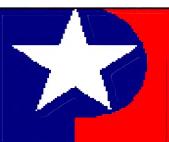
612,500 / 612,500

USE VALUE:

612,500 / 612,500

ASSESSED:

612,500 / 612,500


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		WALNUT TERR, ARLINGTON

OWNERSHIP

Owner 1:	MALATESTA PHILIP J & JOANNE P	Unit #:
Owner 2:	LIFE ESTATE	
Owner 3:		

Street 1: 8 WALNUT TERR

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476			Type:	

PREVIOUS OWNER

Owner 1:	MALATESTA PHILIP J-ETAL -
Owner 2:	MALATESTA JOANNE P -
Street 1:	8 WALNUT TERR

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476			Type:	

NARRATIVE DESCRIPTION

This parcel contains 4,119 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1935, having primarily Vinyl Exterior and 1656 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4119		Sq. Ft.	Site		0	70.	1.32	8									380,500						380,500	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										91055
										GIS Ref
										GIS Ref
										Insp Date
										03/09/09

!10934!

USER DEFINED

Prior Id # 1:	91055
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:10:09
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID 141.0-0007-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	232,100	0	4,119.	380,500	612,600	612,600	Year End Roll	12/18/2019
2019	101	FV	207,500	0	4,119.	380,500	588,000	588,000	Year End Roll	1/3/2019
2018	101	FV	207,500	0	4,119.	337,000	544,500	544,500	Year End Roll	12/20/2017
2017	101	FV	207,500	0	4,119.	282,700	490,200	490,200	Year End Roll	1/3/2017
2016	101	FV	207,500	0	4,119.	282,700	490,200	490,200	Year End	1/4/2016
2015	101	FV	195,200	0	4,119.	244,600	439,800	439,800	Year End Roll	12/11/2014
2014	101	FV	195,200	0	4,119.	236,500	431,700	431,700	Year End Roll	12/16/2013
2013	101	FV	195,200	0	4,119.	225,000	420,200	420,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MALATESTA PHILI	71981-193	1	12/7/2018	Convenience	99	No	No		
	11530-221		6/27/1968			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/29/2017	1100	Redo Bas	20,000	C				
4/26/1999	240	Manual	10,000				VINYL SIDING	

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2009	Meas/Inspect	163	PATRIOT
2/22/2000	Missed Appt.	276	PATRIOT
12/1/1999	Mailer Sent		
11/22/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 5 - Cape	1	Rating: Average															
Sty Ht: 1T - 1 & 3/4 Sty		A Bath:	Rating:														
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:														
Foundation: 1 - Concrete		A 3QBth:	Rating:														
Frame: 1 - Wood		1/2 Bath: 1	Rating: Average														
Prime Wall: 4 - Vinyl		A HBth:	Rating:														
Sec Wall:	%	OthrFix:	Rating:														
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1									
Color: BEIGE		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:		Fppl: 2	Rating: Average			Other											
GENERAL INFORMATION				WSFlue:	Rating:	Upper											
Grade: C - Average		CONDOS INFORMATION				Lvl 2											
Year Blt: 1935	Eff Yr Blt:	Location:				Lvl 1											
Alt LUC:	Alt %:	Total Units:				Lower											
Jurisdct:	Fact: .	Floor:				Totals	RMS: 6	BRs: 3	Baths: 1	HB: 1							
Const Mod:		% Own:				REMODELING											
Lump Sum Adj:		Name:				Exterior:											
INTERIOR INFORMATION				DEPRECIATION				Interior:									
Avg Ht/FL: STD		Phys Cond: AG - Avg-Good	26. %			Additions:											
Prim Int Wall: 2 - Plaster		Functional:				Kitchen:											
Sec Int Wall:	%	Economic:				Baths:											
Partition: T - Typical		Special:				Plumbing:											
Prim Floors: 3 - Hardwood		Override:				Electric:											
Sec Floors:	%	Total:	26.4 %			Heating:											
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				General:											
Subfloor:		Basic \$ / SQ: 105.00															
Bsmnt Gar:		Size Adj.: 1.35000002															
Electric: 3 - Typical		Const Adj.: 0.98990101															
Insulation: 2 - Typical		Adj \$ / SQ: 140.318															
Int vs Ext: S		Other Features: 82500															
Heat Fuel: 2 - Gas		Grade Factor: 1.00															
Heat Type: 5 - Steam		NBHD Inf: 1.00000000															
# Heat Sys: 1		NBHD Mod:															
% Heated: 100	% AC:	LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO	Adj Total: 315250															
% Com Wall	% Sprinkled:	Depreciation: 83226															
		Deprecated Total: 232024															
MOBILE HOME				Make:	Model:	Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 141.0-0007-0002.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			